

**MINUTES OF THE  
AUBURN CITY PLANNING COMMISSION MEETING  
January 21, 2014**

The regular session of the Auburn City Planning Commission was called to order on January 21, 2014, at 6:00 p.m. by Chair Worthington in the Council Chambers, 1225 Lincoln Way, Auburn, California.

**COMMISSIONERS PRESENT:** Luebkehan, Spokely, Vitas, Worthington

**COMMISSIONERS ABSENT:** Willick

**STAFF PRESENT:** Will Wong, Community Development Director  
Reg Murray, Senior Planner  
Lance Lowe, AICP, Associate Planner

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. APPROVAL OF MINUTES**

None

**IV. PUBLIC COMMENT**

None

**V. PUBLIC HEARING**

- A. USE PERMIT – 13395 NEW AIRPORT ROAD (STRIKE ZONE ATHLETICS) – File # UP 13-02.** The applicant requests approval of a Use Permit to operate an Indoor Baseball/Softball training center to be located at 13395 New Airport Road.

Planner Lowe presented the project and described the nature of the business proposed.

Chair Worthington asked about the public noticing for the project.

Planner Lowe replied that the noticing was completed in accordance with State law.

Commissioner Spokely asked about the type of uses that were in the building formerly?

Planner Lowe noted that the building was used for a combination of warehouse and office use.

Commissioner Spokely asked about the difference in parking from the warehouse and office use to the proposed use.

Planner Lowe replied that the use is about the same and that there is parking in excess of the City's parking requirement of 1/400 square foot for office use.

Chair Worthington asked about the uses that are acceptable in the AI-DC zone.

Planner Lowe noted that recreational uses are conditionally permitted in the AI-DC Zone. Planner Lowe noted that the Community Development Department has had a number of inquiries over the last several years for various recreational oriented uses and the Planning Commission determined in 2009 that recreational oriented uses require a Use Permit.

Planner Lowe also noted that any uses in the AI-DC zone require compatibility with the Airport Land Use Plan.

Director Wong noted that because of the Airport Land Use Plan, certain recreational uses with large numbers of people or children are not permitted.

Chair Worthington opened the hearing for public comment.

Chair Worthington closed the hearing for public comment.

Commissioner Spokely asked if the applicant had any issues with the conditions of approval.

Planner Lowe noted that the applicant is aware of the conditions of approval and is in agreement with them.

Commissioner Vitas **MOVED** to Adopt Resolution No. 13-20 to approve the Use Permit for an Indoor Baseball/Softball training center, as presented in the Staff Report.

Chair Spokely **SECONDED** the motion.

AYES:	Luebke, Spokely, Vitas, Worthington
NOES:	None
ABSTAIN:	None
ABSENT:	Willick

The motion was **APPROVED**.

**B. GENERAL PLAN AMENDMENT – 2013 HOUSING ELEMENT UPDATE.**

The City of Auburn is proposing a General Plan Amendment to update the Housing Element of the Auburn General Plan pursuant to State law. The 2013 Housing Element Update is a statement by the City of Auburn of its current and future housing needs and will establish the goals, policies, and programs that address those identified housing needs.

Planner Murray presented the staff report, reviewing the need for a housing element; timing for updates to the housing element; the primary components of the draft 2013 Housing Element Update, including evaluation of prior programs, documentation and findings associated with the current update, and the proposed programs for the 2013 update. Planner Murray also reviewed the requirements of Senate Bill 244 (SB 244) and the City's responsibility to analyze disadvantaged unincorporated communities (DUC) around Auburn and update the City's General Plan to account for these areas. He noted that the City's analysis showed that there are no qualifying DUCs around Auburn, and as such, the City is not required to amend its General Plan to address these areas.

Chair Worthington asked about the City's Sphere of Influence (SOI) and how it was established.

Director Wong commented that the City's SOI is determined by LAFCO, the Local Agency Formation Commission; that the City's SOI was last amended in the mid-1990's, and that changes to the SPI are not part of the housing element update.

Chair Worthington suggested updating the City's SOI to account for areas the City would want to annex and increase its tax base and to enable to City to meet its regional housing needs.

Planner Murray commented that the City exceeds its ability to meet its housing needs with the existing land inventory.

Chair Worthington asked if the Baltimore Ravine Specific Plan (BRSP) area was included in the analysis for the housing element.

Planner Murray noted that the BRSP is included in the housing element.

Chair Worthington asked where the information was in the housing element.

Jennifer Gastelum with Pacific Municipal Consultants (PMC), the City's consultant for the housing element update, referred the Commission to Page A-36, Table A-32 of the 2013 Housing Element.

Chair Worthington asked about the Housing Related Parks (HRP) Program noted in the approval letter from HCD.

Ms. Gastelum commented on the nature of the HRP program.

Commissioner Luebke asked for clarification about ethnicity statistics.

Planner Murray and Ms. Gastelum commented on the ethnicity census statistics.

Chair Worthington asked about requirements of SB 244 and disadvantaged unincorporated communities.

Ms. Gastelum summarized the history and requirements of SB 244 as well as the analysis prepared for the City's review of DUC's around Auburn.

Chair Worthington opened the hearing for public comment.

Chair Worthington closed the hearing for public comment.

Commissioner Spokely **MOVED** to adopt Planning Commission **Resolution 14-01** recommending that the Auburn City Council adopt the Initial Study and Negative Declaration prepared for this project in accordance with the California Environmental Quality Act (CEQA), and approve the 2013 Housing Element Update as presented.

Chair Worthington **SECONDED** the motion.

AYES:	Luebke, Spokely, Vitas, Worthington
NOES:	None
ABSTAIN:	None
ABSENT:	Willick

The motion was **APPROVED**.

## **VI. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS**

### **A. City Council Meetings**

None

### **B. Future Planning Commission Meetings**

None

### **C. Reports**

None

**VII. PLANNING COMMISSION REPORTS**

The purpose of these reports is to provide a forum for Planning Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

Commissioner Luebkehan updated the Commission on the Traffic Committee meeting of January 21, 2014.

**VIII. FUTURE PLANNING COMMISSION AGENDA ITEMS**

Planning Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

None

**IX. ADJOURNMENT**

The meeting adjourned at 6:54 p.m.

Respectfully submitted,

Reg Murray, Senior Planner